



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, March 26, 2007

The meeting was held at 5:45 PM in the Caucus Rooms of City Hall, Carmel, Indiana on Monday, March 26, 2007. The Hearing Officer was James R. Hawkins.

Department of Community Services Staff in attendance was Angie Conn and Rachel Boone. John Molitor, Legal Counsel, was also present.

D. Public Hearing

1d. Kerrie Best Property

The applicant seeks the following development standards variance approval:

Docket No. 07030003 V Section 7.04.03.A front yard setback

The site is located at 1350 E. 116th St. and is zoned R-1/Residence.

Filed by the Carmel Dept. of Community Services.

Present for the Petitioner: Adrienne Keeling representing the City of Carmel Department of Community Services on behalf of the property owner, Kerrie Best. The City is widening 116th Street which is causing the right-of-way line to move closer to Ms. Best's house than is allowed by the Zoning Ordinance. Currently the Zoning District requires a 35-foot setback. The property line will be moved to just over 24 feet from the house. This would be a variance of just under eleven feet. This variance would alleviate any undue hardship for the property owner as a result of this road improvement project.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. This will alleviate a hardship. The Department recommended positive consideration.

Mr. Hawkins **APPROVED Docket No. 07030003 V, Kerri Best Property.**

2-5d. Schneider Office Park

The applicant seeks the following development standards variance approvals:

Docket No. 07030012 V Section 23E.07.A.1 parking area landscaping

Docket No. 07030013 V Section 23E.07.C.1 parking in front yard

Docket No. 07030014 V Section 23E.09.G.1 Low Intensity Area buffering

Docket No. 07030015 V Section 27.08 number of parking spaces

The site is located at 10321 N Pennsylvania St. and is zoned B-7/Business within the West Home Place Commercial Corridor. Filed by the Carmel Dept. of Community Services.

Present for the Petitioner: Adrienne Keeling representing the City of Carmel Department of Community Services on behalf of the property owner, Schneider Corporation. The City is proposing road improvements at the corner of 103rd and Pennsylvania. A site plan was shown. The property owner has one building in existence on the north end of the property. The parking lot already exists. However, in 1996 the Development Plan was approved for two buildings. The second building was indicated on the corner of the site. Because of the roundabout that is proposed at the corner, the second building would need to move northward which then gets into the parking lot. This causes the parking lot to be expanded to the east. The first variance is for the parking lot landscaping that was approved in 1996. It does not match the current requirements of the Home Place Overlay which has been adopted since this site was approved. The second variance is for parking in the front yard. The widening of Pennsylvania Street is moving the right-of-way toward the parking lot causing the parking lot to be in the front yard. The third variance is for residential buffering because this widening is causing the expansion and reconfiguration of the parking lot. The current requirements in the Home Place Overlay do exceed the requirements that were set in place during the site approval in 1996. They were asking to remain at the 1996 standards. The number of required parking spaces is the fourth variance. There has been an amendment to the parking standards. At the time of approval, they would have been required 50 spaces and 54 spaces were approved. With the reconfiguration shown in the exhibit, it would net 59 spaces. However, the new parking requirements would require 60 spaces. Technically they would be short one parking space.

Dave Coots from Coots, Henke and Wheeler represented the property owner. In order to continue negotiations with the City on the take, they want to make sure the site is developable once the take occurs. These are the necessary variances in order to continue to be able to develop the property as originally proposed.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. The Department recommended positive consideration since the road widening is being done by the City and causing these variances to be necessary.

Mr. Hawkins **APPROVED Docket Nos. 07030012 V through 07030015 V, Schneider Office Park.**

6d. Meridian Mark II - HP Sign

The applicant seeks the following development standards variance approval:

Docket No. 07020024 V Section 3.07 logo % of sign; definition of identification sign

The site is located at 11711 N Meridian St. and is zoned B-6/Business within the US 31 Overlay.
Filed by Paul Reis of Bose McKinney & Evans, LLP for Hewlett-Packard.

Present for the Petitioner: Steve Granner, Bose McKinney & Evans. They had previously had a sign package approved for Meridian Mark I and Meridian Mark II by the Plan Commission and Board of Zoning Appeals. Per the package and the Sign Ordinance, logos cannot be more than 25 percent of the sign. Hewlett Packard, in the current branding of their name, goes by HP, rather than Hewlett Packard. Therefore, their sign would be 100 percent logo. The total sign complies in every way with the Ordinance and previous variances and ADLS approvals.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. The Department recommended positive consideration. They would like to clarify that this variance would only apply to the HP sign.

Mr. Hawkins clarified there would be no additional signs.

Mr. Hawkins **APPROVED Docket No. 07020024 V, Meridian Mark II – HP Sign.**

E. Old Business

There was no Old Business.

F. New Business

There was no New Business.

G. Adjournment

The meeting was adjourned at 5:55 PM.

James R. Hawkins, Hearing Officer

Connie Tingley, Secretary